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**ARCHAEOLOGICAL  
DESK BASED  
ASSESSMENT**

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**Land North of  
Appledore Road  
Tenterden  
Kent**

**Revised Scheme  
with Addendum**

**March 2021**

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DESK BASED  
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**Land North of  
Appledore Road  
Tenterden  
Kent**

**Revised Scheme**

**April 2021**

**Planning Authority:  
Ashford Borough Council**

**Site centred at:  
TQ 89473, 33783**

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**Report Status:  
FINAL**

**Issue Date:**  
**v.1 – June 2016**  
**v.2 – August 2018**  
**v.3 – June 2019**  
**v.4 – July 2019**  
**v.5 - August 2019**  
**v.6 – August 2019**  
**v.7 – October 2019**  
**v.8 – December 2019**  
**v.9 - February 2020**  
**v.10 – March 2021 (revised scheme)**  
**v.11 – April 2021 (revised scheme)**

**CgMs Ref:  
MP/DH/22444**

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## **ADDENDUM**

This document has been updated in accordance with revisions to the proposed scheme in terms of its description and masterplan (March 2021). The conclusions of the initial report still stand.

### **Comments on the 2019 application by KCC Heritage**

KCC Heritage were clear in their comments on the submitted heritage documents for the previous scheme (19/01788/AS) that the application *"...is supported by a fairly comprehensive assessment of heritage issues, including an archaeological desk-based assessment and a historic landscape assessment by RPS and a built heritage assessment by Malcolm A Cooper. I welcome these reports, especially the historic landscape assessment. I consider the DBA and the HLA are very good and provide detail and sound interpretation."*

In summary, KCC noted *".....this site has potential to contain as yet unknown archaeological remains and important archaeological landscape features. I welcome the heritage assessment which in my view has been thorough and comprehensive. I particularly welcome the historic landscape assessment and that it seems to have been used, to a certain degree, to guide the masterplan layout and is positive mitigation for heritage."*

Based on the previous masterplan, KCC Heritage concluded that no further archaeological or historic landscape assessment was needed prior to determination of the application and outstanding archaeological issues could be addressed through the following conditions:

*1 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of*

- i archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and*
- ii following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority*

Reason: To ensure that features of archaeological interest are properly examined and recorded and that due regard is had to the preservation in situ of important archaeological remains.

And

*2 Prior to first occupation, the applicant, or their agents or successors in title, will secure the implementation of a programme of archaeological and historic landscape interpretation work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.*

Reason: To ensure that information of archaeological and archaeological landscape interest are properly accessible in accordance with NPPF

It is therefore anticipated that the revised scheme will meet with the same response, and that any further archaeological works can be secured by way of condition, as noted above.

Dr Nikki Cook MCIfA

Technical Director – Historic Environment

RPS

23<sup>rd</sup> March 2021.

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## **Executive Summary**

- Land to the north of Appledore Road, Tenterden, Kent has been reviewed for its archaeological potential.
- The proposed scheme comprises a hybrid application – which is part outline and part detailed. The outline element is for the development of up to 145 residential dwellings (50% affordable) including the creation of access points from Appledore Road (one all modes and one emergency, pedestrian and cycle only) and Woodchurch Road (pedestrian and cycle only), and the creation of a network of roads, footways and cycleways through the site. There will also be the provision of open space including children’s play areas, sustainable drainage systems, landscape buffers and green links all on 12.35 ha of the site, with all matters reserved other than access. The detailed element is the change of land use from agricultural land to land to be used as a country park (8.66 ha), and land to be used as formal sports pitches (3.33 ha), together with a pavilion to serve the proposal and the surrounding area. This element of the hybrid application includes matters relating to accesses, ancillary parking, pathways, sustainable drainage systems and associated landscaping.
- In accordance with the central and local government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the study area together with a study of the historic landscape.
- Hedgerows, which would be defined as historic under the terms of the Hedgerow Regulations, are present within the study site. The historic field boundaries within the site comprise undesignated heritage assets of local significance. It is therefore considered that the presence of such hedgerows should not preclude development. It is however suggested that development proposals preserve, where possible, the hedgerows themselves or the boundaries they represent, physically or in design.
- The study site has low archaeological potential for significant archaeological evidence for all periods. A high potential for archaeological evidence relating to Post Medieval agricultural activity has been identified in the north-western corner of the study site.
- Documentary and cartographic evidence indicates that the former town gallows stood at a crossroads which lay outside of the proposed development site boundary. The current HER data provides only a general location for the gallows and this is superseded by the information contained in this report and the complementary Historic Landscape Assessment (RPS 2019).

- Any archaeological features that may be present on the study site would probably be of local importance.
- It is suggested that any archaeological investigation, if required by the Local Planning Authority, could follow planning consent secured by an appropriately worded archaeological planning condition.

## **1.0 INTRODUCTION AND SCOPE OF STUDY**

- 1.1 This archaeological desk-based assessment has been researched by James Archer, prepared by Manca Petric and edited by Duncan Hawkins of CgMs Consulting on behalf of Wates Developments Ltd.
- 1.2 The assessment considers land to the north of Appledore Road, Tenterden, Kent (hereafter referred to as the study site). The study site has an area of approximately 24.43 hectares and is centred at National Grid Reference TQ89473, 33783 (Fig. 1).
- 1.3 The proposed scheme comprises a hybrid application – which is part outline and part detailed. The outline element is for the development of up to 145 residential dwellings (50% affordable) including the creation of access points from Appledore Road (one all modes and one emergency, pedestrian and cycle only) and Woodchurch Road (pedestrian and cycle only), and the creation of a network of roads, footways and cycleways through the site. There will also be the provision of open space including children’s play areas, community orchards, sustainable drainage systems, landscape buffers and green links all on 12.35 ha of the site, with all matters reserved other than access. The detailed element is the change of land use from agricultural land to land to be used as a country park (8.66 ha), and land to be used as formal sports pitches (3.33 ha), together with a pavilion to serve the proposal and the surrounding area. This element of the hybrid application includes matters relating to accesses, ancillary parking, pathways, sustainable drainage systems and associated landscaping.
- 1.4 In accordance with government policy on archaeology within the planning process and policy within the Ashford Borough Council Local Plan, this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the study site. This report does not address Built Heritage issues.
- 1.5 Additionally, in accordance with the ‘Standard and Guidance for Historic Environment Desk-Based Assessments’ (Chartered Institute for Archaeologists (CIfA) 2017), it incorporates an examination of evidence in the Kent Historic Environment Record (HER), incorporates published and unpublished material and charts historic land-use through a map regression exercise.

- 1.6 As a result, the assessment enables relevant parties to assess the significance of any designated and undesignated heritage assets within the study site, assess the potential for as yet to be discovered archaeological assets and enables potential impacts on assets to be identified, along with the need for design, civil engineering or archaeological solutions.

## **2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK**

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In February 2019, the government published the National Planning Policy Framework (NPPF). The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated 13th September 2018 (<http://planningguidance.planningportal.gov.uk>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

### **National Planning Policy**

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
  - Conservation of England's heritage assets in a manner appropriate to their significance; and
  - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
  - Protects the settings of such designations;
  - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
  - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available. Key elements of the

guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.14 The 1997 Hedgerow Regulations were made under Section 97 of the Environment Act 1995, and introduced arrangements for Local Planning Authorities to protect 'important' hedgerows in the countryside, by controlling their removal through a system of notification. The DEFRA publication 'The Hedgerows Regulations 1997: A Guide to the Law and Good Practice' is a useful guide in this respect.
- 2.15 The New Ashford Borough Local Plan was adopted in February 2019 and it contains the following policy affecting heritage:

**POLICY ENV13 - CONSERVATION AND ENHANCEMENT OF HERITAGE ASSETS**

**PROPOSALS WHICH PROTECT, CONSERVE AND ENHANCE THE HERITAGE ASSETS OF THE BOROUGH, SUSTAINING AND ENHANCING THEIR SIGNIFICANCE AND THE CONTRIBUTION THEY MAKE TO LOCAL CHARACTER AND DISTINCTIVENESS, WILL BE SUPPORTED. PROPOSALS THAT MAKE SENSITIVE USE OF HERITAGE ASSETS THROUGH REGENERATION, PARTICULARLY WHERE THESE BRING REDUNDANT OR UNDER-USED BUILDINGS AND AREAS INTO APPROPRIATE AND VIABLE USE CONSISTENT WITH THEIR CONSERVATION, WILL BE ENCOURAGED.**

**DEVELOPMENT WILL NOT BE PERMITTED WHERE IT WILL CAUSE LOSS OR SUBSTANTIAL HARM TO THE SIGNIFICANCE OF HERITAGE ASSETS OR THEIR SETTINGS UNLESS IT CAN BE DEMONSTRATED THAT SUBSTANTIAL PUBLIC BENEFITS WILL BE DELIVERED THAT OUTWEIGH THE HARM OR LOSS.**

**WHERE A DEVELOPMENT PROPOSAL WILL LEAD TO LESS THAN SUBSTANTIAL HARM TO THE SIGNIFICANCE OF A DESIGNATED HERITAGE ASSET, OR WHERE A NON-DESIGNATED HERITAGE ASSET IS LIKELY TO BE IMPACTED, HARM WILL BE WEIGHED AGAINST THE PUBLIC BENEFITS OF THE PROPOSAL, INCLUDING SECURING THE OPTIMUM VIABLE USE OF THE HERITAGE ASSET.**

**ALL APPLICATIONS WHICH WILL AFFECT A HERITAGE ASSET OR ITS SETTING SHOULD BE SUPPORTED BY A DESCRIPTION OF THE ASSET'S HISTORIC, ARCHITECTURAL OR ARCHAEOLOGICAL SIGNIFICANCE WITH AN APPROPRIATE LEVEL OF DETAIL RELATING TO THE ASSET AND THE LIKELY IMPACT OF THE PROPOSALS ON ITS SIGNIFICANCE.**

**POLICY ENV14 - CONSERVATION AREAS**

**DEVELOPMENT OR REDEVELOPMENT WITHIN CONSERVATION AREAS WILL BE PERMITTED PROVIDED SUCH PROPOSALS PRESERVE OR ENHANCE THE CHARACTER AND APPEARANCE OF THE AREA AND ITS SETTING. PROPOSALS SHOULD FULFILL EACH OF THE FOLLOWING:**

- A. THE SCALE AND DETAILED DESIGN OF ALL NEW DEVELOPMENT AND ALTERATIONS SHOULD RESPECT THE HISTORICAL AND ARCHITECTURAL CHARACTER, PROPORTION AND MASSING, INCLUDING ROOFSCAPES, OF THE AREA, THE RELATIONSHIP BETWEEN BUILDINGS, THE SPACES BETWEEN THEM AND WITH THEIR SETTING;**
- B. THE MATERIALS PROPOSED SHOULD BE APPROPRIATE TO THE LOCALITY AND IN SYMPATHY WITH THE EXISTING BUILDINGS;**
- C. BUILDINGS AND STREETS OF TOWNSCAPE CHARACTER, TREES, OPEN SPACES, WALLS, FENCES OR ANY OTHER FEATURES SHOULD BE RETAINED WHERE THEY CONTRIBUTE POSITIVELY TO THE CHARACTER AND APPEARANCE OF THE AREA;**
- D. THE DEVELOPMENT SHOULD NOT GENERATE LEVELS OF TRAFFIC, PARKING OR OTHER ENVIRONMENTAL PROBLEMS WHICH WOULD DAMAGE THE CHARACTER OR APPEARANCE OF THE AREA; AND**
- E. THE USE SHOULD BE APPROPRIATE TO AND COMPATIBLE WITH THE CHARACTER, APPEARANCE AND HISTORIC FUNCTION OF THE AREA; AND,**
- F. THE DEVELOPMENT WOULD NOT PREJUDICE IMPORTANT VIEWS INTO OR OUT OF THE CONSERVATION AREA.**

**POLICY ENV15 – ARCHAEOLOGY**

**THE ARCHAEOLOGICAL AND HISTORIC INTEGRITY OF SCHEDULED MONUMENTS AND OTHER IMPORTANT ARCHAEOLOGICAL SITES, TOGETHER WITH THEIR SETTINGS, WILL BE PROTECTED AND WHERE POSSIBLE ENHANCED. DEVELOPMENT WHICH WOULD ADVERSELY AFFECT SUCH DESIGNATED HERITAGE ASSETS WILL BE ASSESSED IN LINE WITH POLICY ENV13.**

**IN ADDITION, WHERE THE ASSESSMENT OUTLINED IN POLICY ENV13 REVEALS THAT IMPORTANT OR POTENTIALLY SIGNIFICANT ARCHAEOLOGICAL HERITAGE ASSETS MAY EXIST, DEVELOPERS WILL BE REQUIRED TO ARRANGE FOR FIELD EVALUATIONS TO BE CARRIED OUT IN ADVANCE OF THE DETERMINATION OF PLANNING APPLICATIONS.**

**WHERE THE CASE FOR DEVELOPMENT AFFECTING A SITE OF ARCHAEOLOGICAL INTEREST IS ACCEPTED, ANY ARCHAEOLOGICAL REMAINS SHOULD BE PRESERVED IN SITU AS THE PREFERRED APPROACH. WHERE THIS IS NOT POSSIBLE OR JUSTIFIED, APPROPRIATE PROVISION FOR PRESERVATION BY RECORD MAY BE AN ACCEPTABLE ALTERNATIVE DEPENDENT UPON THEIR SIGNIFICANCE. ANY ARCHAEOLOGICAL RECORDING SHOULD BE BY AN APPROVED ARCHAEOLOGICAL BODY AND TAKE PLACE IN ACCORDANCE WITH A SPECIFICATION AND PROGRAMME OF WORK TO BE SUBMITTED TO AND APPROVED BY THE BOROUGH COUNCIL IN ADVANCE OF DEVELOPMENT COMMENCING.**

2.16 This assessment aims to clarify whether the study site contains any historic landscape features or has a potential of significant archaeological remains, in accordance with the NPPF, the Hedgerow Regulations and Policies in the Ashford Borough Local Plan, to

identify the significance of any archaeological assets and the need for additional archaeological measures and/or mitigation works.

### **3.0 GEOLOGY AND TOPOGRAPHY**

#### **3.1 Geology**

3.1.1 The British Geological Survey (2016) indicates the bedrock geology in the northern end of the study site to be Tunbridge Wells Sand Formation (sandstone and siltstone) and Wadhurst Clay Formation (mudstone) in the central and southern area of the site. No superficial deposits are recorded.

3.1.2 No geotechnical survey information was available for the study site at the time of writing this report. If additional geotechnical information becomes available, it can be consulted to further refine the understanding of the geological conditions of the study site.

#### **3.2 Topography**

3.2.1 Tenterden is located in the Ashford District of Kent, on the north-eastern edge of the High Weald, overlooking the River Rother.

3.2.2 The study site itself lies north-east of the town core and is bounded by the B2067 to the north, by the B2080 to the south, residential properties to the west and fields to the east. The study site is an irregularly shaped parcel of land measuring c.24.43ha in area.

3.2.3 The study site is sloping from the northern plateau downwards from c.64m OD to c.50m OD to the south and west, and to c.45m OD to the east. The study site is crossed by drainage ditches adjoining ponds.

3.2.4 A site walkover survey of the study site was carried out in June 2016. The study site is currently under grass and used as a pasture. The western area of the site is marshy with a network of draining ditches and ponds. Ditches were observed on the location of present or past field boundaries, as well as evidence of past terracing or plough lynchets (Plates 5 and 6). Linear earthworks (ridge and furrow) running NW-SE were observed in the far north-western corner of the site (Plate 9).

#### **4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, INCLUDING ASSESSMENT OF SIGNIFICANCE**

The timescales used in this report are as follows:

##### **Prehistoric**

Palaeolithic	900,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

##### **Historic**

Roman	AD	43	-	410
Saxon/Early Medieval	AD	410	-	1066
Medieval	AD	1066	-	1485
Post Medieval	AD	1486	-	1800
Modern	AD	1800	-	Present

#### **4.1 Introduction**

- 4.1.1 This assessment is based on a consideration of evidence in the Kent Historic Environment Record (HER) for the study site and a zone 1km in extent surrounding the centre of the study site (referred to as the study area). The assessment also considers results of documentary and cartographic research, as well as published and unpublished literature.
- 4.1.2 Non-designated heritage assets recorded by the HER (i.e. archaeological finds/features within the study site and the study area) are also reviewed below; their distribution is illustrated at Figure 2.
- 4.1.3 This chapter reviews existing archaeological evidence for the study site and the archaeological/historical background of the wider area and, in accordance with the NPPF, considers the potential for as yet undiscovered archaeological evidence on the study site. This chapter also reviews the historic landscape.
- 4.1.4 Chapter 5 subsequently considers the study site conditions and whether the theoretical potential identified in this chapter is likely to survive.

## 4.2 **Prehistoric (Palaeolithic – Iron Age)**

4.2.1 The HER shows no evidence of Prehistoric activity within the study site or the study area. This is most likely due to the lack of archaeological work in the vicinity of the study site. However, it is considered that it is most likely that during these periods the study site lay in marginal land or woodland. The archaeological potential of the study site for the prehistoric periods can therefore be defined as low.

## 4.3 **Roman**

4.3.1 Evidence of Roman iron working has been recorded throughout the Weald (Cleere and Crosley 1995), however no evidence has been found within the vicinity of Tenterden. No evidence of Roman activity has been encountered within the study site or the study area. The study site is likely to have lain within agricultural land or woodland during this period. It is therefore considered that the archaeological potential of the study site for the Roman period is low.

## 4.4 **Saxon - Early Medieval and Medieval**

4.4.1 The earliest undisputed reference to Tenterden is in the Heronden charter of 968, witnessed by Eadgar, King of England. The place-name *Tenet wara denn* has been translated as 'the pasture belonging to the men of (the Isle of) Thanet' (English Heritage 2004).

4.4.2 Tenterden is not mentioned in the Domesday Survey of 1086 and there is no evidence of a settlement until the Late Medieval period, although it has been suggested that the church may have been founded as early as AD750 and an early settlement established at this time with the area being used as a swine pasture (English Heritage 2004, Williams 2007, 207).

4.4.3 No evidence from the Anglo Saxon and Medieval periods has been recovered from the HER for the study site or the study area. During these periods, the study site most likely lay within agricultural land or woodland on the outskirts of any settlement activity. Accordingly, the overall archaeological potential for the study site can be defined as low.

## 4.5 **Post-Medieval and Modern**

4.5.1 The development of Tenterden continued as a roadside town during the Post Medieval period. The HER shows no evidence for the Post Medieval Period recorded within the study site, but yields some evidence of the Post Medieval activity within the study area.

- 4.5.2 A portable wooden figurine (MKE94073) was found c.730m south of the study site and a Post Medieval silver coin (MKE55725) was found c.500m north-west of the study site.
- 4.5.3 An 18<sup>th</sup> century icehouse (MKE16326) and a 16<sup>th</sup> century beacon (MKE2750) were recorded c.500m north-west of the study site. The beacon was one of the 52 beacons in Kent. They dropped out of use in 1640. Another icehouse (MKE16327) was recorded c.400m southwest of the site.
- 4.5.4 A Post Medieval farmstead with initial farmhouse dating to the 15<sup>th</sup> century (MKE14000) is located c.200m south of the study site and a 17<sup>th</sup> century Brewhouse c.600m south-east of the study site (MKE89665).
- 4.5.5 A number of farmsteads are recorded within the study area (MKE82839, MKE82838, MKE81324, MKE81307, MKE81306, MKE82890, MKE82877, MKE89030, MKE82876, MKE82875, MKE82874). These farmsteads are divided into two groups which reflect their layout and they are dispersed multi-yard farmsteads, and loose courtyard farmsteads with buildings to two sides of the yard.
- 4.5.6 In this period, understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic, photographic and documentary sources which can give additional detail to data contained within the HER.
- 4.5.7 Andrews and Drury's map of 1769 (Fig. 4) shows that by this date the study site lay outside the 'east gate' of the town of Tenterden in agricultural or marginal land.
- 4.5.8 John Adams' map of Tenterden of 1822 (Fig. 5) shows that by this date the study site comprised agricultural fields with pits or ponds scattered across and around the site. The location of the pits in the corner of fields and on the boundary with the lighter Tunbridge Wells Sands suggest they could be evidence of Post Medieval marl pitting that later became water-filled and subsequently appeared as ponds.
- 4.5.9 The 1843 Tenterden Tithe Map (Fig. 6) provides more detail than the previous maps. The study site is shown comprising of 15 parcels of land. The majority of the study site was pasture. Plot number 1680, described as 'Cottage and Garden' in the far western corner of the study site, is where a series of straight ridges and furrows resembling 'ridge and furrow' was observed during the site visit. The straight linear form of these suggests a possible Later Post Medieval date.

4.5.10 The LiDAR plot available via Natural England database, and provided as Figures 16 and 17, illustrate the small square area of the apparent ridge and furrow in the north-western area. These earthworks are also apparent on Figures 10 and 15.

4.5.11 The following table provides an explanation of land use as described in the 1843 Tenterden Tithe Apportionment. Some of the field names suggest the possible use of the land in the past.

<b>Plot no.</b>	<b>Description</b>	<b>Land use</b>
1675	Field	Pasture
1676	Field	Pasture
1677	Pond Field	Pasture
1678	Pond Field	Pasture
1679	Gallows Green Field	Pasture
1680	Cottage and Garden	Cottage and Garden
1686	Barn Field	Pasture
1688	House Field	Pasture
1690	Smith Field	Pasture
1691	Dial Field	Pasture
1693	Field	Pasture
1694	Ridgy Field	Pasture
1695	Field	Pasture
1696	Little Sandhill	Pasture
1697	Great Sandhill	Pasture
141	Gallows Field	Arable
142	Four Acres	Arable

Table 1 – 1843 Tenterden Tithe Apportionment

4.5.12 The HER records Limes Land, formally Gallows Green as an area of open land between Appledore Road and Woodchurch Road to the east of Tenterden that was used for public executions from approximately the 12<sup>th</sup> century up to 1785 (MKE 110928; Figure 6).

4.5.13 A 19<sup>th</sup> century reference to Gallows Green and gallows in Tenterden reads as follows (Furley 1882, 42-43):

*"The hundred of Tenterden was divided into six boroughs; five being within what has since constituted the parish of Tenterden, at present known as Town, Castweasle, Boresisle, Dumbourne, and Shrubcote; the sixth was Reading in Ebony. The jurisdiction extended over murders, manslaughters, and robberies, with a power of repeal to Penenden, and thence to the sovereign. Henry II introduced the practice of hanging thieves; and a gallows was set up in Tenterden (which has still its gallows green) and in all the principal hundreds. In the thirteenth century the powers of these local jurisdictions were materially curtailed; and judges were sent into each county, who held assizes for Kent at Canterbury and Rochester, and occasionally at Tunbridge."*

4.5.14 Hasted (1798, 200-219) provides another reference associated with gallows in Tenterden:

*"The mayor is coroner of both the town and hundred; there is no sheriff; the commoners must be resciant, and are chosen by the mayor and two of the jurats; the jurats are all justices of the peace. They hold sessions of oyer and terminer, but cannot try treason. At the sessions holden at Tenterden, August 10, 1785, two men were convicted of burglary, and executed near Gallows-green the 27th following. Both the charters of this corporation being destroyed by the fire of the court-hall in 1660, an exemplification of them was procured anno 12 George III."*

4.5.15 A Historic Landscape Assessment undertaken by RPS in 2019 identified the likely location of the gallows as land to the south of the study site that has been built over by houses fronting onto Appledore Road in the area of what is now Briar Court and the ribbon development to the north-west.

4.5.16 Gallows Green' where the Tenterden gallows stood was in what was formerly the 'open' area where the two roads from Woodchurch and Appledore met (Figures 5 and 6). The junction of two key roads into Tenterden would have been a good site for gallows, warning visitors of their likely fate should they transgress the law in the parish.

4.5.17 The 1870 Ordnance Survey Map (Fig. 7) shows the road within the southern part of the study site has been removed and replaced with a field boundary. A north-south aligned foot path is now shown across the middle of the study site.

4.5.18 The 1899 Ordnance Survey Map (Fig. 8) no longer shows the field boundary between fields no. 1696 and no. 1697 (Refer to Fig. 6). The location of this field boundary is where the evidence of past terracing or plough lynchets were observed during the site visit (Plate 6).

4.5.19 The 1938 Ordnance Survey Map (Fig. 9) shows little change, and the 1940 Aerial Photograph (Fig. 10) and the 1960 Aerial Photograph (Fig. 11) show the central fields on the study site under arable cultivation and as an orchard. The location of a former crossroads, south of the study site, where the gallows could have stood, was built over by 1960 (Fig. 11).

4.5.20 The 1961 Ordnance Survey Map (Fig. 12) and the 1981 Ordnance Survey Map (Fig.13) show little change. The cottage disappears from the north-western corner of the site by 1990 (Fig. 14) and ridge and furrow is visible in the north-western corner of the study

site on the 2015 Aerial Photograph (Fig. 15), as well as on the LiDAR data plots (Fig. 16 and 17).

4.5.21 Current evidence has shown that the study site principally comprised of agricultural land from at least the late 18th century and this has remained the case until the present. A cottage of probable Post Medieval origin was formerly present within the site and so was a road in the southern end of the study site. It is considered that the gallows and any associated features, such as burials, would have stood outside the study site boundary in an area that has since been built over.

#### 4.6 **Historic Landscape**

4.6.1 The Kent Historic Landscape Characterisation (HLC) records the study site to be located within an area of "small wavy bounded fields with ponds" (Figure 2). This type of enclosure is of uncertain age but is probably early Post Medieval in origin. The ponds most likely occurred through the result of 'marling' pits being dug. The marl being used for soil improvement (Croft et al. 2001).

4.6.2 The HER records Limes Land, formally Gallows Green (MKE110928) as an area with a long history as designated pasture for grazing sheep.

4.6.3 The land to the west of the study site is also predominantly characterised as "small wavy bounded fields with ponds" and the land to the west as "post 1810 settlement". Woodland directly to the north of the study site and woodland in the south of the study area has been characterised as woodland which has been coppiced since before 1801. Coppices are predominantly of one species, especially sweet chestnut but coppices of ash, hazel and oak also exist.

4.6.4 The HLC further supports the interpretations made based on the historic map regression and documentary sources.

#### 4.7 **Historic Hedgerows**

4.7.1 The existing hedgerow boundaries which correlate with the 1843 Tenterden Tithe map were tested against the 'Historic Hedgerow' criteria set out in the 1997 Hedgerow Regulations.

##### 1997 Hedgerow Regulations

4.7.2 The 1997 Hedgerow Regulations were made under Section 97 of the Environment Act 1995, and introduced arrangements for Local Planning Authorities to protect 'important' hedgerows in the countryside, by controlling their removal through a system of notification. The DEFRA publication 'The Hedgerows Regulations 1997: A Guide to the Law and Good Practice' is a useful guide in this respect.

4.7.3 The Regulations provide criteria for assessing whether a hedgerow is 'important' for the purposes of the Regulations. To qualify as 'important' a hedgerow must have existed for 30 years or more and following this must fulfil at least one of the criteria in the Scheduled 1 criteria. Those for 'archaeology and history' comprise Part II, namely:

1. *"The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose 'historic' means existing before 1850.*
2. *The hedgerow incorporates an archaeological feature which is:*
  - a. *Included in the schedule of monuments compiled by the Secretary of State under Section 1 (schedule of monuments) of the Ancient Monuments and Scheduled Areas Act 1979(g); or*
  - b. *Recorded at the relevant date in a Sites and Monuments Record [Historic Environment Records have largely replaced Sites and Monuments Records].*
3. *The hedgerow:*
  - a. *Is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and*
  - b. *Is associated with any monument or feature on that site.*
4. *The hedgerow:*
  - a. *Marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in Sites and Monuments Record or on a document held at that date at a Record Office; or*
  - b. *Is visibly related to any building or feature of such as estate or manor.*
5. *The hedgerow:*
  - a. *Is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts;*
  - b. *Is part of, or visibly related to, any building or other feature associated with such a system, and that system:*
    - i. *Is substantially complete; and*

- ii. *Is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act (b), for the purposes of development control within the authority's area, as a key landscape characteristic".*

4.7.4 The interpretation of paragraph 5 was clarified by DEFRA on the 23<sup>rd</sup> May 2002 (letter from DEFRA to Chief Planning Officers in England).

*"Amendment to the Hedgerow Regulations 1997: A Guide to the Law and Good Practice (page 27).*

*PARAGRAPH 5: The hedgerow:*

- a. *Is recorded in a document held at the relevant date (24<sup>th</sup> March 1997) at a Record Office as an integral part of a field system pre-dating the Inclosure Acts; or*
- b. *Is part of, or visibly related to, any building or other feature associated with such a system, and that system:*
  - i. *Is substantially complete; or*
  - ii. *Is of a pattern which is recorded in a document prepared before the relevant date (24<sup>th</sup> March 1997) by a local planning authority, within the meaning of the Town and Country Planning Act 1990, for the purposes of development control within the authority's area, as a key landscape characteristic.*

7.22 *The phrase 'pre-dating the Inclosures Acts' should be taken to mean before 1845 (whether or not Inclosure Acts exist for the area in question), that being the earliest of the Acts known by the collective title given by the Short Titles Act 1896.*

7.23 *Under paragraph 5(a) a hedgerow is 'important' if it was recorded as of 24<sup>th</sup> March 1997 in a Record Office document as forming an integral part of the pre-1845 field system. The completeness of the field pattern at the present date is irrelevant. A hedgerow so recorded would still be important if it is now the only remaining part of the pre-1845 field system.*

7.23a *Under paragraph 5(b)(i), a hedgerow is 'important; only if it is part of, or visibly related to, an existing building or feature associated with a pre-1845 field system, and that system remains substantially complete. This means the field system must be still discernible.*

7.23b *Under Paragraph 5(b)(ii), a hedgerow is 'important' only if it is part of, or visibly related to, an existing building or feature associated with a pre-1845 field system that was recorded by the Local Planning Authority before 24<sup>th</sup> March 1997 as 'a key landscape characteristic' for the purposes of the 1990 Act".*

- 4.7.5 'Important' hedgerows are not designated heritage assets (as defined in the NPPF Annex 2). The Hedgerow Regulations are essentially a notification mechanism. Thus an applicant needs to notify the LPA prior to the removal, either entirely or in part, of an 'important' hedgerow. There is a prescribed form of notice set out in Schedule 4 to the Regulations, although the form an LPA uses does not have to follow this. The requirement is for sufficient information to be given to the LPA for them to consider the proposed removal.
- 4.7.6 Hedgerows H1, H2, H3, H4, H5, H6, H7, H8, H9, H10, H11, H12 and H13 were identified as potentially being 'Historic Hedgerows' (refer to Fig. 6 and Fig. 15).
- 4.7.7 There is a correlation between these potential 'Historic Hedgerows' and the survival of older field forms as identified in the Historic Landscape Characterisation (Figure 2).
- 4.7.8 In accordance with the Hedgerows Regulations, all Hedgerows forming boundaries to the existing roads and properties are excluded from the definition of 'Historic Hedgerows'.

#### 4.8 **Assessment of Significance**

- 4.8.1 Overall, the study site is considered to have low potential for significant archaeological evidence for all periods. High potential for evidence relating to Post Medieval agricultural activity has been identified in the north-western corner of the study site.
- 4.8.2 Any archaeological features that may be present on the study site would most likely be of low/local significance.

## **5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT, IMPACT ON HERITAGE ASSETS AND RECOMMENDATIONS**

### **5.1 Site Conditions**

5.1.1 The majority of the study site is currently a pasture. The southern area of the study site comprises playing fields.

5.1.2 The past agricultural use of the study site can be considered to have had a moderate archaeological impact upon archaeological remains.

### **5.2 The Proposed Development**

5.2.1 The proposed scheme comprises a hybrid application – which is part outline and part detailed. The outline element is for the development of up to 145 residential dwellings (50% affordable) including the creation of access points from Appledore Road (one all modes and one emergency, pedestrian and cycle only) and Woodchurch Road (pedestrian and cycle only), and the creation of a network of roads, footways and cycleways through the site. There will also be the provision of open space including children’s play areas, sustainable drainage systems, landscape buffers and green links all on 12.35 ha of the site, with all matters reserved other than access. The detailed element is the change of land use from agricultural land to land to be used as a country park (8.66 ha), and land to be used as formal sports pitches (3.33 ha), together with a pavilion to serve the proposal and the surrounding area. This element of the hybrid application includes matters relating to accesses, ancillary parking, pathways, sustainable drainage systems and associated landscaping.

5.2.2 An illustrative masterplan / layout is provided in Appendix 1.

### **5.3 Impact on Heritage Assets and Recommendations**

5.3.1 Documentary and cartographic evidence indicates that the former town gallows stood at a crossroads which lay outside of the proposed development site boundary. The current HER data provides only a general location for the gallows and this is superseded by the information contained in this report and the complimentary Historic Landscape Assessment (RPS 2019).

5.3.2 In view of the study site’s archaeological potential, the redevelopment proposals have the potential to impact on any as yet to be discovered non-designated assets. If

archaeological remains are present at the site, the available information indicates that they would most likely be of local significance.

- 5.3.3 The Local Planning Authority may request a further recording of the apparent ridge and furrow. It is suggested that any archaeological investigation, if required by the Local Planning Authority, could follow planning consent secured by an appropriately worded archaeological planning condition.

## **6.0 SUMMARY AND CONCLUSIONS**

- 6.1 Land to the north of Appledore Road, Tenterden, Kent has been reviewed for its archaeological potential.
- 6.2 The proposed scheme comprises a hybrid application – which is part outline and part detailed. The outline element is for the development of up to 145 residential dwellings (50% affordable) including the creation of access points from Appledore Road (one all modes and one emergency, pedestrian and cycle only) and Woodchurch Road (pedestrian and cycle only), and the creation of a network of roads, footways and cycleways through the site. There will also be the provision of open space including children’s play areas, sustainable drainage systems, landscape buffers and green links all on 12.35 ha of the site, with all matters reserved other than access. The detailed element is the change of land use from agricultural land to land to be used as a country park (8.66 ha), and land to be used as formal sports pitches (3.33 ha), together with a pavilion to serve the proposal and the surrounding area. This element of the hybrid application includes matters relating to accesses, ancillary parking, pathways, sustainable drainage systems and associated landscaping.
- 6.3 In accordance with the central and local government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study area together with a study of the historic landscape.
- 6.4 Hedgerows, which would be defined as historic under the terms of the Hedgerow Regulations, are present within the study site. The historic field boundaries within the site comprise undesignated heritage assets of local significance. It is therefore considered that the presence of such hedgerows should not preclude development. It is however suggested that development proposals preserve, where possible, the hedgerows themselves or the boundaries they represent, physically or in design.
- 6.5 The study site has low archaeological potential for significant archaeological evidence for all periods. A high potential for archaeological evidence relating to Post Medieval agricultural activity has been identified in the north-western corner of the study site.
- 6.6 Documentary and cartographic evidence indicates that the former town gallows stood at a crossroads which lay outside of the proposed development site boundary. The current HER data provides only a general location for the gallows and this is superseded by the information contained in this report and the complementary Historic Landscape Assessment (RPS 2019).

- 6.7 Any archaeological features that may be present on the study site would probably be of local importance.
- 6.8 It is suggested that any archaeological investigation, if required by the Local Planning Authority, could follow planning consent secured by an appropriately worded archaeological planning condition.

## **SOURCES CONSULTED**

### **General**

Kent Historic Environment Record

British Library

British Geological Survey

National Planning Policy Framework

### **Bibliographic and Documentary**

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Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document

Hasted, E. (1789) *The hundred, town and parish of Tenterden*, The History and Topographical Survey of the County of Kent: Volume 7, 200-2019.

RPS. 2019. *Land north of Appledore Road, Tenterden, Kent*. Historic Landscape Assessment.

Williams, J. H. (2007) The Archaeology of Kent to AD 800.

**Cartographic Sources**

1769 Andrews and Drury Map

1822 John Adams Map

1843 Tenterden Tithe Map

1870 Ordnance Survey Map

1899 Ordnance Survey Map

1938 Ordnance Survey Map

1940 Aerial Photograph

1960 Aerial Photograph

1961 Ordnance Survey Map

1981 Ordnance Survey Map

1990 Aerial Photograph

2015 Aerial Photograph

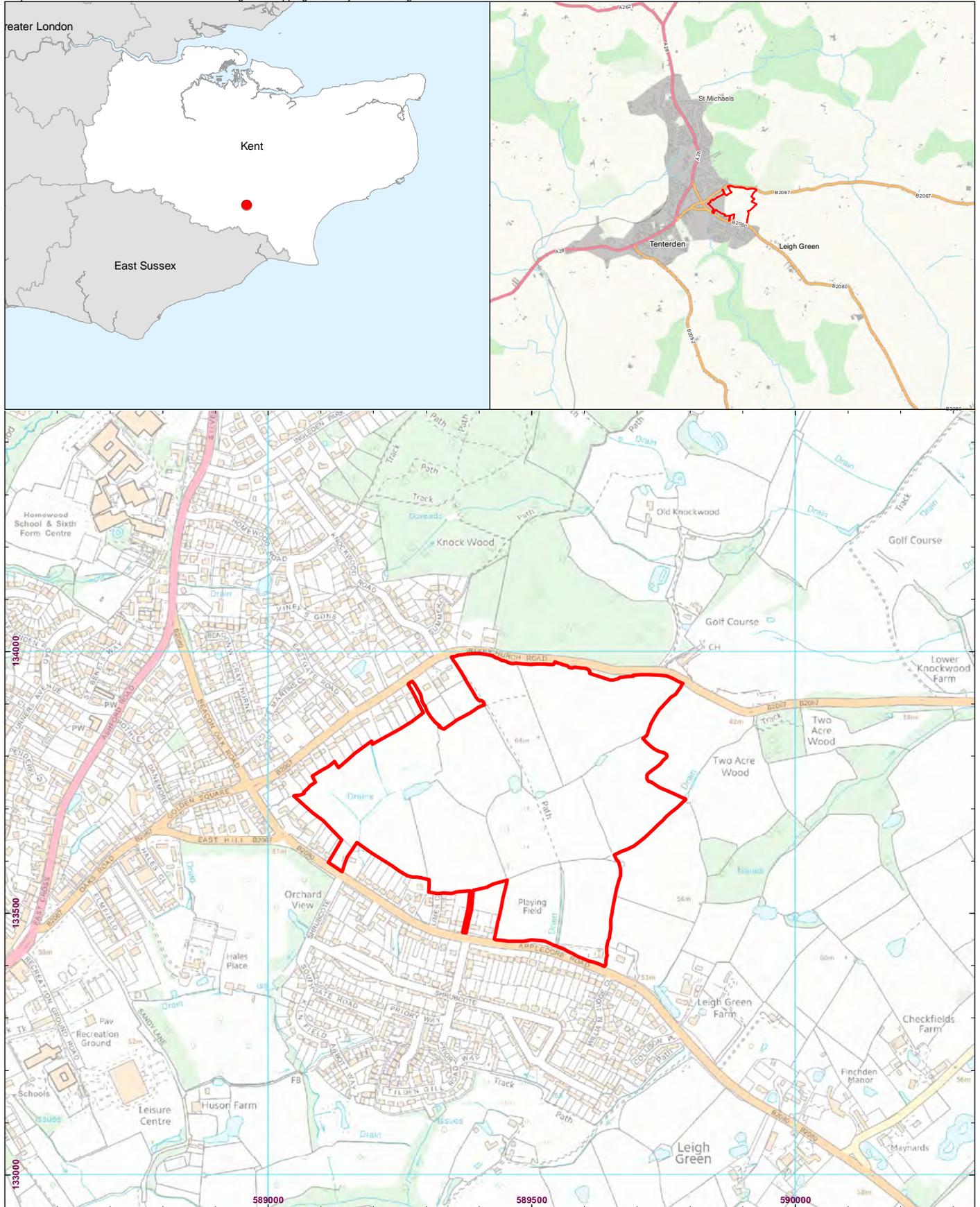
**Appendix 2:**  
Heritage Assets within the Study Area



**Appendix 2:**  
Heritage Assets within the Study Area

## Appendix 2: Heritage Assets within the Study Area

HER Records	OS Grid Reference	Record Type	MonType	Name	Date Range	Period Range
MKE14000	589699,133401	MON	HOUSE	Leigh Green farmhouse	1475 AD to 1900 AD	Medieval to Post Medieval
MKE16326	588758,134271	MON	ICEHOUSE	Icehouse, Tenterden Homewood Secondary School, Tenterden	1700 AD to 1960 AD	Post Medieval to Modern
MKE16327	588828,133451	MON	ICEHOUSE	Icehouse, Hales Place, Oaks Road, Tenterden	1540 AD to 1900 AD	Post Medieval
MKE2750	588729,134048	MON	BEACON	Beacon, Tenterden, Ashford	1540 AD to 1640 AD	Post Medieval
MKE39309	588603,133563	MON	TOWN DEFENCES	NODAL POINT	1939 AD to 1945 AD	Modern
MKE55725	588697,134001	FS	FINDSPOT	Post medieval silver Coin	1624 AD to 1650 AD	Post Medieval
MKE81306	589826,133324	FRM	FARMSTEAD	Leigh Green Farm	1540 AD	Post Medieval
MKE81307	589982,133159	FRM	FARMSTEAD	Brunger Farm	1540 AD	Post Medieval
MKE81324	590249,133203	FRM	FARMSTEAD	Checkfields Farm	1800 AD	Post Medieval
MKE82838	589735,134264	FRM	FARMSTEAD	Old Knockwood (Knock Farm)	1540 AD	Post Medieval
MKE82839	589668,134409	FRM	FARMSTEAD	Outfarm north west of Old Knockwood	1800 AD	Post Medieval
MKE82874	588734,134389	FRM	FARMSTEAD	Outfarm north west of Homewood	1800 AD	Post Medieval
MKE82875	588988,134134	FRM	FARMSTEAD	Mill Farm	1800 AD	Post Medieval
MKE82876	588622,133899	FRM	FARMSTEAD	Outfarm north east of Tenterden	1800 AD	Post Medieval
MKE82877	588859,133153	FRM	FARMSTEAD	Huson Farm	1800 AD	Post Medieval
MKE82890	589446,133044	FRM	FARMSTEAD	Belgar Farm	1540 AD	Post Medieval
MKE89030	588890,133385	FRM	FARMSTEAD	Hales Place	1540 AD	Post Medieval
MKE89665	590065,133163	BLD	BREWHOUSE, HOUSE	The Old Brewhouse, Leigh Green	1600 AD to 2050 AD	Post Medieval to Modern
MKE93873	589340,132827	FS	FINDSPOT	Copper alloy coin	1695 AD to 1701 AD	Post Medieval
MKE94073	589340,132827	FS	FINDSPOT	Wood figurine	1400 AD to 1800 AD	Medieval to Post Medieval
MKE110928	589230,13360	Landscape	Landscape	Limes Land, formally Gallows Green, Tenterden	1200 AD? To 1785 AD	Medieval to Post Medieval
Event Records		EventType	Organisation	Name	Event Date	
EKE12733	590065,133163	BUILDING SURVEY	David Tarr	Building survey of The Old Brewhouse	01/11/2009 - 30/11/2009 (at some time)	
EKE14485	588575,133005	DBA	CgMs Consulting	Archaeological Desk-Based Assessment, Land at Tenterden Southern Extension	01/05/2014 - 31/05/2014 (at some time)	
EKE14876	588766,133108	GEOPHYSICAL SURVEY	Archaeology South-East	Detailed Magnetometer Survey, Land at Tenterden Southern Extension	28/05/2015 - 29/05/2015 (between)	



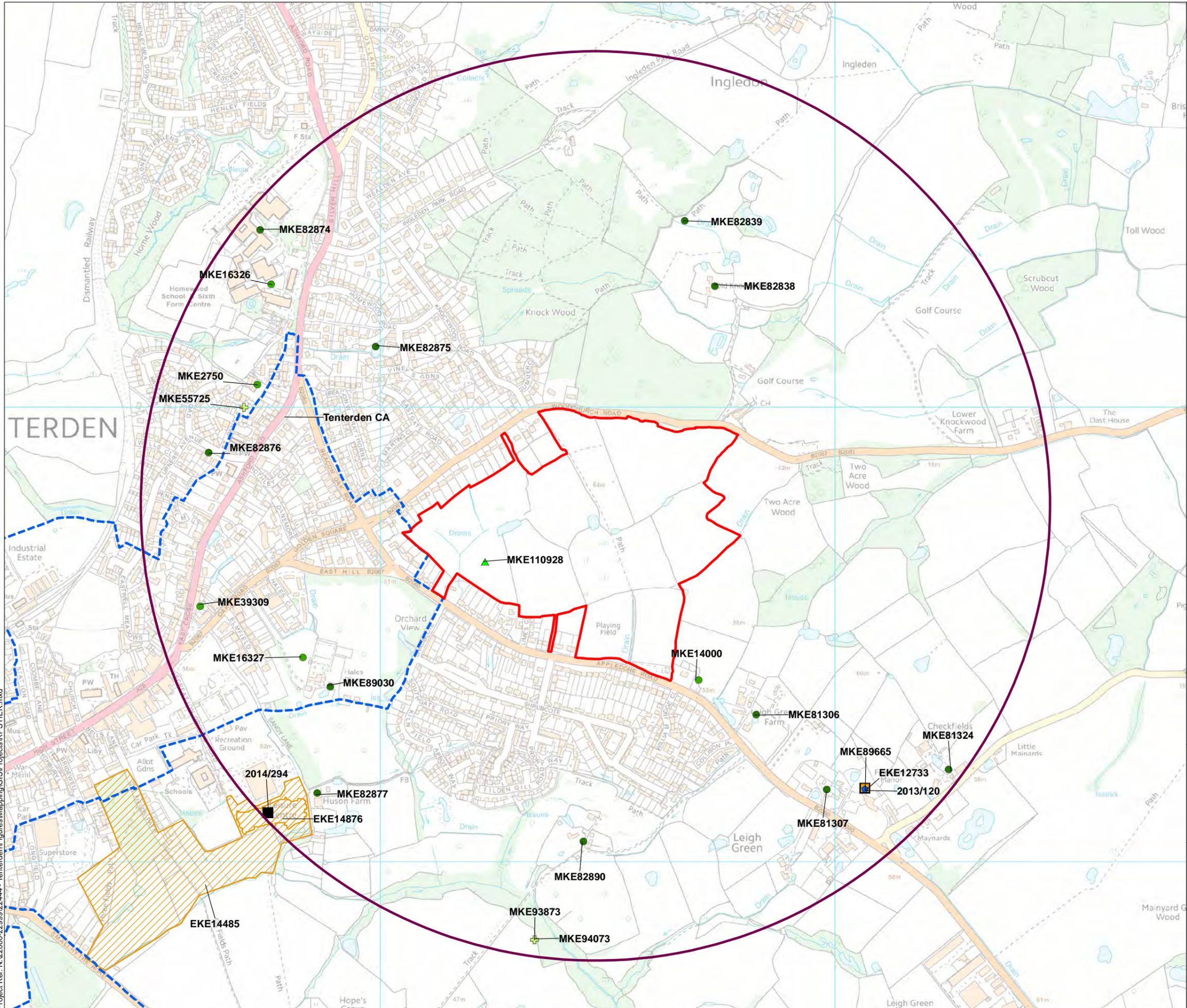
 Site Boundary



0 100 200 300m  
Scale at A4: 1:10,000



Figure 1  
Site Location



**Legend**

- ▲ Landscape
- Site Boundary
- Search Radius 1km
- Designated Heritage Assets:**
- Conservation Area
- Non-designated Heritage Assets:**
- HER Record (Point)**
- ◆ Historic Building
- Farmstead
- + Find Spot
- Monument
- Previous Archaeological Work:**
- Report Record (Point)
- Event Record (Point)
- Event Record (Polygon)

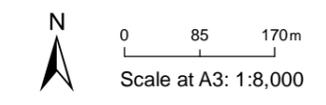
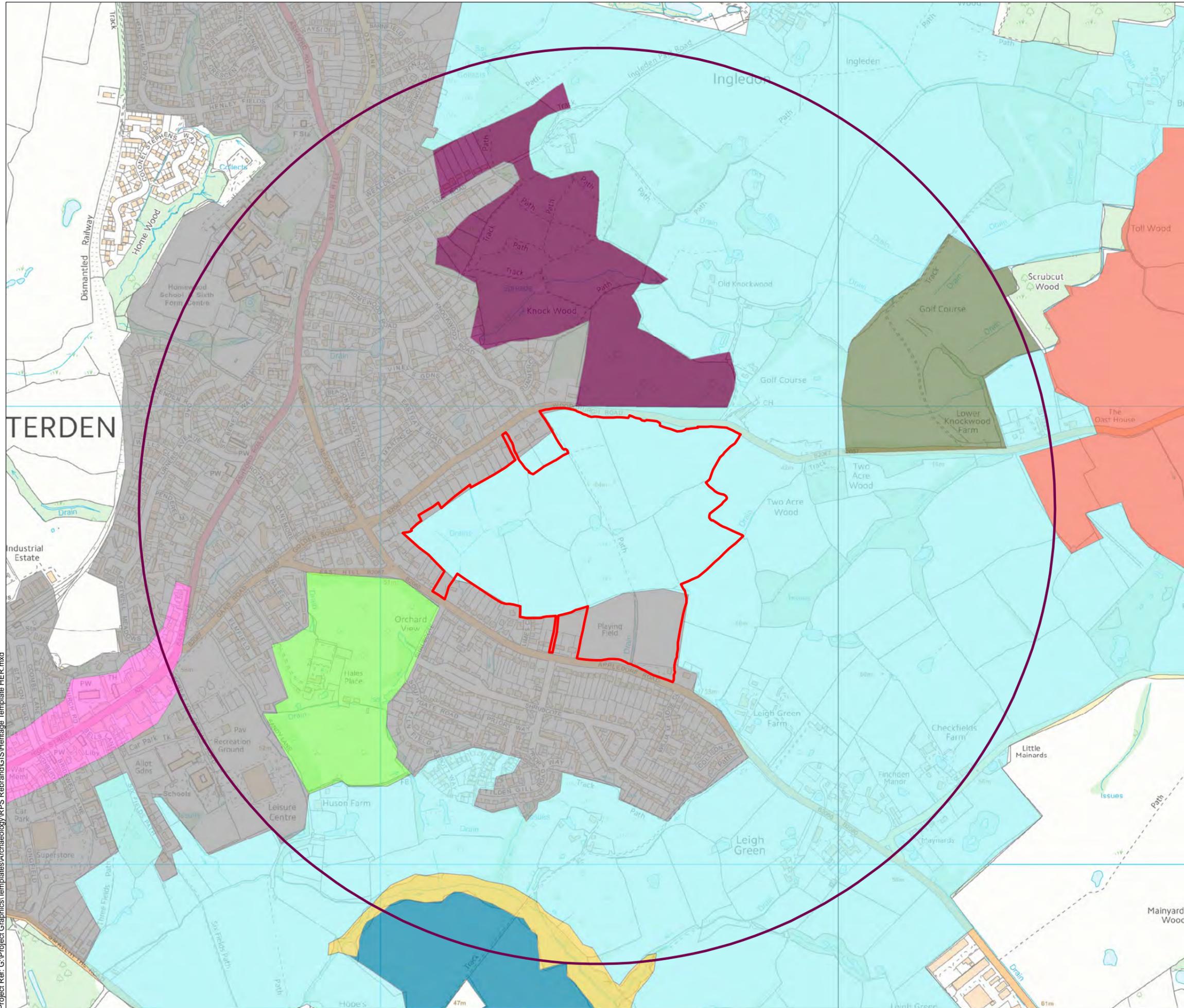


Figure 2  
HER Plot

Project Ref: N:\22000-22999\22444 - Tenterden\GIS\Projects\RPS\HER.mxd



**Legend**

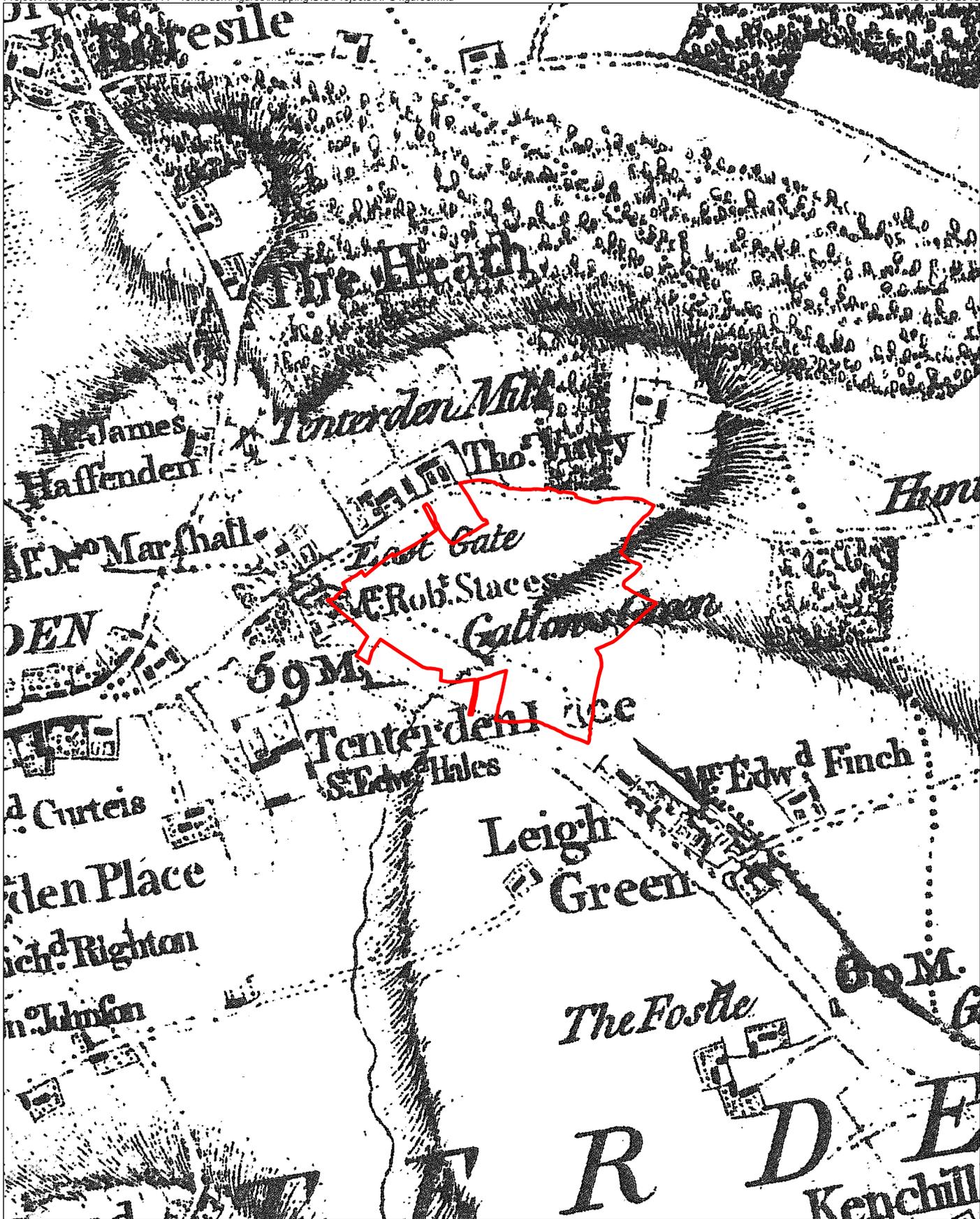
- Site Boundary
- Search Radius 1km
- Historic Landscape Characterisation:**
- Golf Courses
- Orchards
- Post 1810 settlement (general)
- Pre 19th century Coppices
- Pre-1810 scarp & steep valley-side woodland
- Rectilinear with wavy boundaries and ponds
- Small rectilinear with wavy boundaries
- Small rectilinear with wavy boundaries and ponds
- Village/hamlet 1810 extent

N  
 0 80 160m  
 Scale at A3: 1:7,931



**Figure 3**  
 Historic Landscape Characterisation

Project Ref: G:\Project Graphics\Templates\Archaeology\VRPS Rebrand\GIS\Heritage Template HER.mxd



 Site Boundary

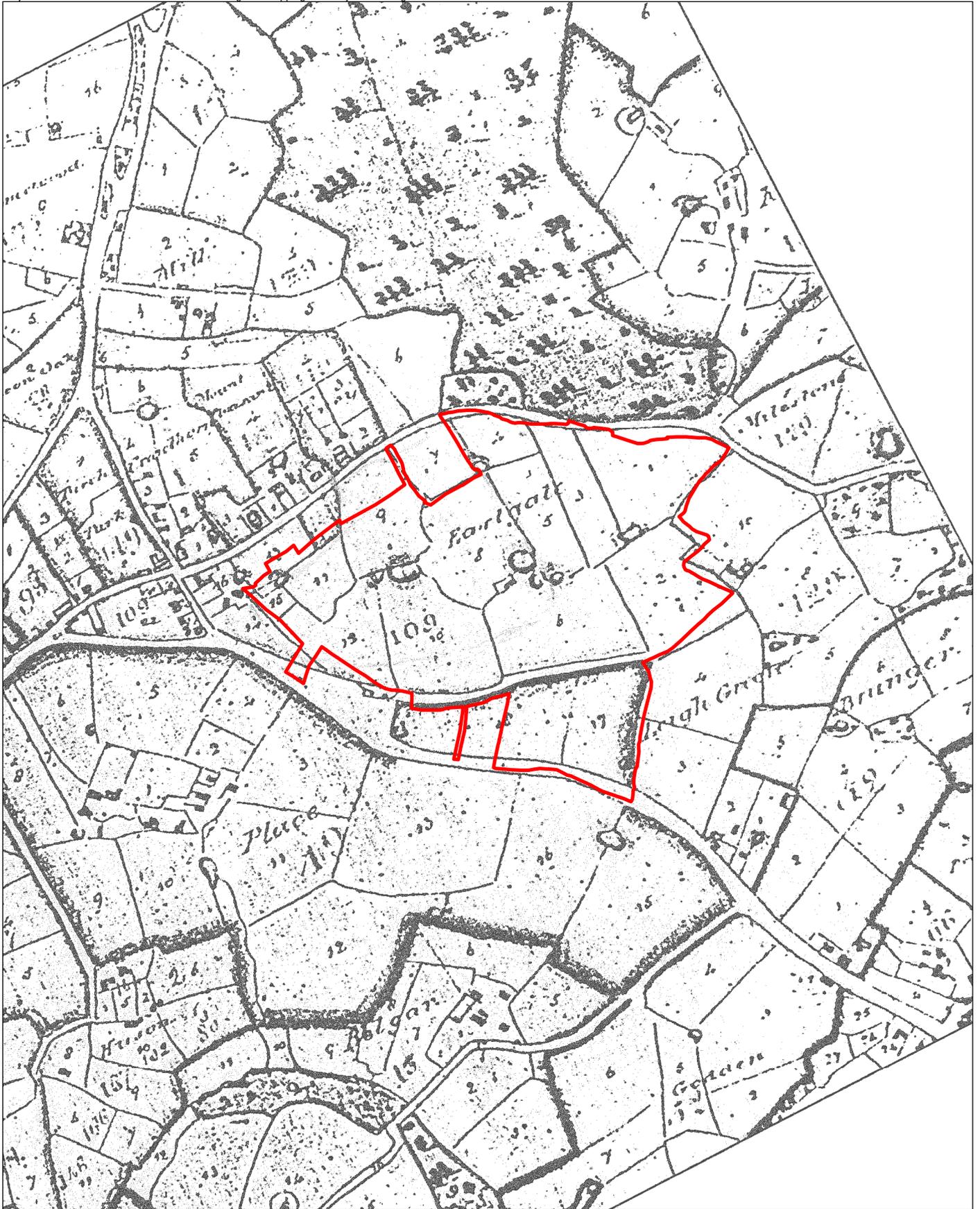


0 120 240 360m  
Scale at A4: 1:12,000



Figure 4

1769 Andrews and Drury Map



 Site Boundary



0 80 160 240m  
Scale at A4: 1:8,000



Figure 5

1822 John Adams Map